Davidson County DEEDWARR Recvd: 04/05/17 12:21 3 pgs Fees:18.00 Taxes:621.60 **20170405-0033383**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $168,000.00 Affiant Subscribed and sworn to before me, this 4th day of April, 2017. Notary Public My commission expires: 6/28/17

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ross Gentry **Erin Gentry**	Same	**173050A12600CO**
1912 Shaylin Loop		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Austin R. Casselman, married, and Christina L. Casselman, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ross Gentry and Erin Gentry, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 126, Barnes Crossing, Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended in Instrument Nos. 20051114-0136938 and 20071227-0147998, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Austin R. Casselman, from Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed dated October 31, 2006, of record in Instrument No. 20061102-0136033, Register's Office for Davidson County, Tennessee. Austin T. Casselman, married, conveyed his interest to Austin R. Casselman, married, and Christina L. Casselman, married, by Quitclaim Deed dated December 19, 2008, of record in Instrument No. 20081229-0123088, Register's Office for Davidson County, Tennessee. Austin R. Casselman and Christina L. Casselman are husband and wife.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Instrument No. 20050721-0084791, amended in Instrument No. 20051114-0136938, Instrument No. 20050805-0092480, said Register's Office.

Easements of record in Instrument No. 20050721-0084791, Instrument No. 20050811-0095171, said Register's Office.

HOA Charter of record in Instrument No. 20050128-0010427, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1912 Shaylin Loop, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of April, 2017.

Austin R. Casselman

Christina L. Casselman

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Austin R. Casselman and Christina L. Casselman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of April, 2017.

Notary Public

My Commission Expires: DEC 27 2017

J. ANDREW WILLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

J. ANDREW WILLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

